

1706-1738 Alberni Street and 735 Bidwell Street

BY-LAW NO.

**A By-law to amend
Zoning and Development By-law No. 3575
to rezone an area to CD-1**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

Zoning District Plan Amendment

1. This by-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan attached as Schedule A to this by-law, and incorporates Schedule A into Schedule D of By-law No. 3575.

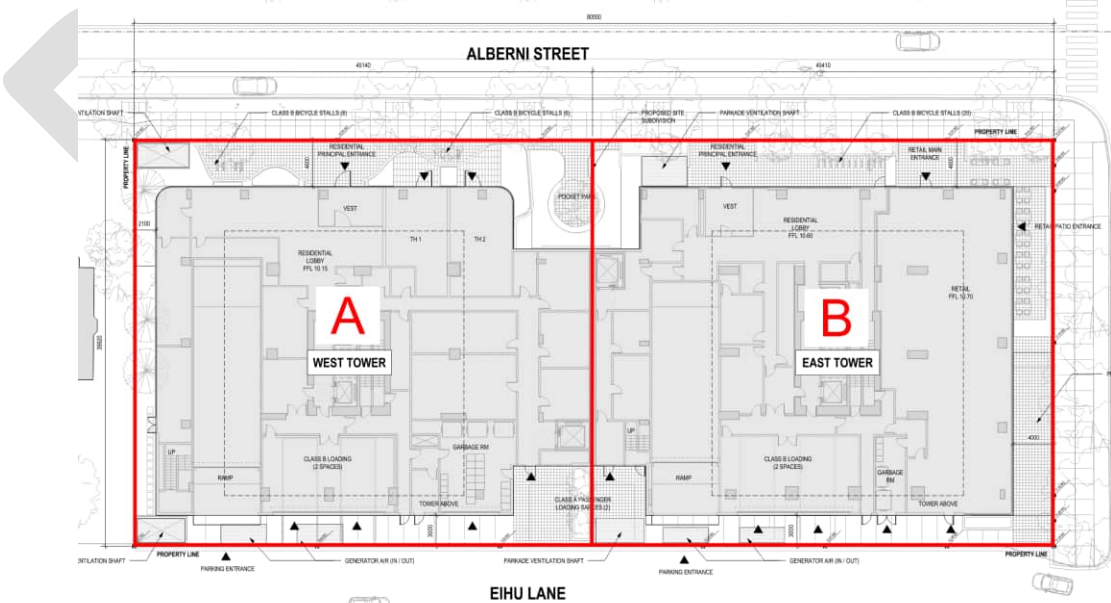
Designation of CD-1 District

2. The area shown within the heavy black outline on Schedule A is hereby designated CD-1 (___).

Sub-areas

3. The site is to consist of two sub-areas generally as illustrated in Figure 1, solely for the purposes of establishing the conditions of use and the maximum permitted density of each sub-area.

Figure 1: Sub-areas



Definitions

4. Words in this by-law have the meaning given to them in the Zoning and Development By-law, except that:

- (a) for the purpose of calculating the total dwelling unit area for section 6.3 of this by-law, “Dwelling Unit Area” is the floor area of each dwelling unit, measured to the inside of all perimeter walls, excluding any floor area as required by section 7.5 of this by-law;
- (b) “Below-Market Rental Units” means dwelling units that meet the requirements of approved Council policies and guidelines for below-market rental housing, as secured by a housing agreement and registered on title to the property, and
- (c) “Balcony with retractable weather screening” means a platform providing useable outdoor space that:
 - (i) projects from a building or is recessed into a building,
 - (ii) is only accessed from within the building,
 - (iii) may be covered by a roof or floor above,
 - (iv) is not heated or air conditioned,
 - (v) is unsealed and not enclosed, allowing the free flow of exterior air through the space, and
 - (vi) located above the required guard, may have a retractable glazing system that reduces the entrance of wind, rain and noise into the space if, to the satisfaction of the Director of Planning, the retractable glazing system does not substantially add to the perceived visual bulk and massing of the building, through a combination of highly transparent and non-tinted glass, minimal opaque structural support elements, and full retractability.

Uses

5. Subject to approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this by-law or in a development permit, the only uses permitted within this CD-1 and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) Dwelling Uses, limited to Apartment and Mixed-Use Residential Building;
- (b) Retail Uses;
- (c) Service Uses; and
- (d) Accessory Uses customarily ancillary to the uses permitted in this section.

Conditions of Use

- 6.1 In sub-area A, only apartment is only permitted and no other uses.
- 6.2 In sub-area B, all residential floor area must be used for rental housing.
- 6.3 In sub-area B, a minimum of 20% of the total dwelling unit area must be below-market rental units.
- 6.4 The design and layout of at least 35% of the total number of below-market rental units and at least 35% of the total number of market rental dwelling units must:
- (a) be suitable for family housing; and
 - (b) include 2 or more bedrooms.
- 6.4 The design and layout of at least 35% of the total number of strata dwelling units must:
- (a) be suitable for family housing; and
 - (b) include 2 or more bedrooms, of which:
 - (i) at least 25% of the total dwelling units must be 2-bedroom units; and
 - (ii) at least 10% of the total dwelling units must be 3-bedroom units.
- 6.5 All commercial uses and accessory uses must be carried on wholly within a completely enclosed building, other than the following:
- (a) display of flowers, plants, fruits and vegetables in combination with a permitted use;
 - (b) farmers' market;
 - (c) neighbourhood public house;
 - (d) public bike share; and
 - (e) restaurant,

except that the Director of Planning may vary this regulation to permit the outdoor display of retail goods, and the Director of Planning may impose any conditions the Director of Planning considers necessary, having regard to the types of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this by-law.

Floor Area and Density

- 7.1 Computation of floor area must assume that the site area is 3,615.6 m², being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.

- 7.2 In sub-area A, the floor space ratio for all uses combined is 14.6.
- 7.3 In sub-area B, the floor space ratio for all uses combined is 16.1.
- 7.4 In sub-area B, a minimum of 441 m² must be provided for commercial uses at the ground level.
- 7.5 Computation of floor area and dwelling unit area must exclude:
- (a) balconies, balconies with retractable weather screening, decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that:
 - (i) the total area of these exclusions must not exceed 20% of the floor area being provided, and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof decks, if the Director of Planning considers the impact on privacy and outlook;
 - (c) floors or portions thereof that are used for:
 - (i) off-street parking and loading located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,
 - (ii) bicycle storage, and
 - (iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing;
 - (d) entries, porches and verandahs if the Director of Planning first approves the design;
 - (e) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit;
 - (f) all storage area below base surface for non-dwelling uses; and
- 7.6 The Director of Planning or Development Permit Board may exclude common amenity areas from the computation of floor area, to a maximum of 10% of the total permitted floor area, if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines.
- 7.7 Where floor area associated with residential storage area is excluded in sub-area B, a minimum of 20% of excluded floor area above base surface must be located within the below-market rental units as storage area.

Building Height

8.1 Building heights must not exceed 117.3 m.

8.2 Despite section 8.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, the Director of Planning, after considering the impact on building placement, massing, views, overlook, shadowing and noise, may permit architectural features, common rooftop amenity space or mechanical appurtenances including elevator overrun and rooftop access structures, or any other appurtenances that the Director of Planning considers similar to the foregoing, to exceed the maximum building height.

Access to Natural Light

9.1 Each habitable room must have at least 1 window on an exterior wall of a building.

9.2 For the purposes of section 9.1 above, habitable room means any room except a bathroom or a kitchen.

Severability

10. A decision by a court that any part of this by-law is illegal, void, or unenforceable severs that part from this by-law, and is not to affect the balance of this by-law.

Force and Effect

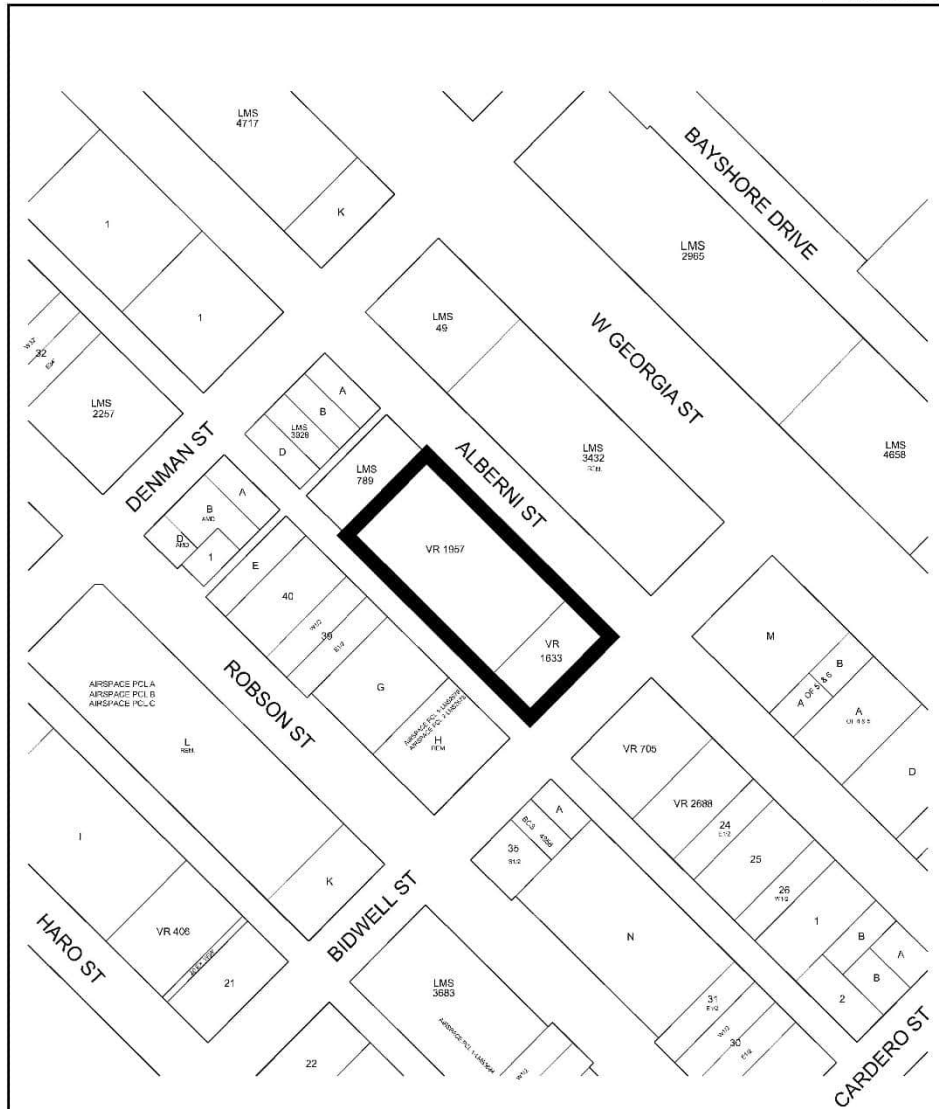
11. This by-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this day of , 2026

Mayor

City Clerk

Schedule A



The property outlined in black () is rezoned:
 From **RM-5C** to **CD-1**

RZ - 1706-1738 Alberni Street & 735 Bidwell Street

map: 1 of 1

scale: NTS



City of Vancouver